

Single Family Residence

RESIDENTIAL

1805 RIVER FALLS DR

ROSWELL, GA 30076

\$777,896

TopHap Estimate · \$201 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,872 ft²

LIVING AREA

0.28 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$778K

\$726K low

\$830K high

Last Sale

\$630,761 · Aug 12, 2021

Est. Owner Equity

\$99,646

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$5,186 (2025)
Assessed Value	\$210,040
Previous Assessed	\$227,680
Assessor Market Value	\$525,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 360 ft²

CLIMATE RISK

1 FLOOD	11 WILDFIRE	85 HEAT	92 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 12, 2021	Resale	Warranty Deed	\$630,761	\$163	\$548K
Aug 2, 2021	Resale	Warranty Deed	\$619,000	\$160	
Sep 24, 2004	Resale	Warranty Deed	\$388,000	\$100	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.4 mi
Centennial High School	High	9–12	1.1 mi
Holcomb Bridge Middle School	Middle	6–8	1.2 mi

District: Fulton County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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